WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: John D. Roberts et ux 371 Rayon Drive Old Hickory, TN 37138	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: 044-05; 92.00

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is acknowledged, I/we

MARK HAMILTON

HEREINAFTER called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

JOHN D. ROBERTS and wife, ANGELA R. ROBERTS

HEREINAFTER called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being designated as 371 Rayon Drive, Old Hickory, Davidson County, Tennessee, being the Northerly portion of the rear of Lots 66, 67, and 68 on the Plan of Rayon City, as of record in Book 843, page 13, Register's Office for Davidson County, Tennessee, and more particularly described as follows: beginning at point in the northeasterly margin of Rayon Drive, said point being 95 feet from westerly margin of Enbley Drive, thence in a westerly direction with Rayon Drive 45 feet to a point; thence in a northeasterly direction 130 feet to a point; thence in a southeasterly direction 45 feet to a point; thence in a southwesterly direction 130 feet to the point of beginning.

Being the same property conveyed to Mark Hamilton by deed from Homecomings Financial Network, Inc., of record as Instrument No. 20041122-0139520, said Register's Office.

This is improved ☐ property known as 371 Rayon Drive, Old Hickory, TN

unimproved ☐

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said **GRANTEES**, their heirs and assigns, forever. And it does covenant with the said **GRANTEES**, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 29th day of July, 2005.

MARK HAMILTON

Davidson County DEEDWARR
Recvd: 08/02/05 10:59 2 pgs
Fees:13.00 Taxes:379.25

20050802-0090174

STATE OF Tennessee
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **MARK HAMILTON**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 29th day of July, 2005.

NOTARY PUBLIC

KARA EVERETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: MY COMMISSION EXPIRES: September 22, 2007

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $102,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 29 day of July, 2005.

NOTARY PUBLIC

KARA EVERETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: MY COMMISSION EXPIRES: September 22, 2007